

MINUTES OF THE CITY PLANNING COMMISSION  
**J. MARTIN GRIESEL ROOM**

September 5, 2003  
9:00 AM

Present: Appointed Members: Donald Mooney, Terry Hankner, Caleb Faux, Jacquelyn McCray; Councilmember Jim Tarbell, Deborah Holston, City Manager's Alternate; Community Development and Planning Staff: Peg Moertl, Director; Skip Forwood, Acting Chief Planner

Mr. Mooney called the meeting to order.

CONSENT ITEM

**REPORT AND RECOMMENDATION ON A SUBDIVISION IMPROVEMENT PLAN FOR THE SONOMA HILL SUBDIVISION IN MADISONVILLE.**

The subdivision is located north of Duck Creek Road and east of Strathmore Drive in Madisonville. The subdivision contains 31 lots. On July 25, 2003, the City Planning Commission approved a Plat of Dedication for Sonoma Court. Lots 1 through 21 of Sonoma Hills Subdivision will have primary frontage on the new street, Sonoma Court. Lot 22 has frontage on Strathmore Drive and Sonoma Court as a corner lot and Lots 23 through 31 have frontage on Strathmore Drive with a private driveway access to Sonoma Court. The newly created lots range in size from 83,000 square feet for Lot 5 that contains detention and flood controls to 20,000 square feet for Lot 31. The remaining lots range in size from 10,000 square feet to 6,000 square feet. Staff recommends authorizing the development.

**Motion:** Ms. Hankner moved approved of the consent item.

**Second:** Ms. Holston

**Vote:** All ayes (6-0), motion carries.

DISCUSSION:

**REPORT AND RECOMMENDATION ON A PLAT OF SUBDIVISION FOR ADAM'S LANDING SUBDIVISION, VILLAGE "D".**

Stephen Briggs, Senior City Planner stated in order to approve this Plat of Subdivision a variance must be granted to the Planning Commission's Subdivision Regulations to allow for lots that front on public and private streets. In most zoning districts this project would be done as a Planned Unit Development, but the DD does not allow for planned unit developments. After the adoption of the proposed Zoning Code, this area would be designated as a PD District and would come before the Planning Commission for approval.

**Motion:** Ms. Hankner moved to grant a variance from Section 420.13 of the Subdivision Regulations.

**Second:** Mr. Faux

**Vote:** All ayes (6-0), motion carries.

**REPORT AND RECOMMENDATION ON A LEASE AND PARKING AGREEMENT WITH THE KROGER CO.**

Julia Carney, Senior City Planner stated that city would lease the property from Kroger and build a parking garage allowing Kroger employees to park during daytime business hours; after hours and weekends the garage would be for public parking. Staff recommends approval.

**Motion:** Ms. Holston moved approval of the lease and parking agreement.

**Second:** Ms. Hankner

**Vote:** All ayes, (6-0), motion carries.

**REPORT AND RECOMMENDATION TO VACATE A PORTION OF MEEKER STREET NORTH OF AVON PLACE IN CAMP WASHINGTON.**

Stephen Briggs, Senior City Planner stated that the department continues to recommend that this land area be vacated and sold to the abutting property owner. Mr. Briggs stated that the applicant is paying all the costs including those normally bourn by the abutting property owner.

Joyce Smith, 1374 Avon Place, 45225 lives three doors from this property. Ms. Smith stated that a company that handles HAZMAT material is located behind her property. Ms. Smith wants to know how emergency equipment can get to this company if the street is blocked. She stated that she is against this vacation.

Larry Oestreich, 1368 Avon Place, 45225 is a resident of Elsa's building and also rents space from her for his woodworking business. Mr. Oestreich stated that he is concerned about losing parking spaces, as the neighborhood is already short three to five parking spaces for the people who live in the area. He stated that semi-trucks sometimes destroy some cars that are legitimately parked on the narrow streets. Mr. Oestreich stated that the nearest public parking is on Spring Grove Avenue near the Talbert House. Mr. Oestreich stated that the location of the proposed development would not leave Elsa enough room to get to her loading dock and that the people in the neighborhood would be severely disadvantaged.

Remco DeJong, 3554 Handman, 45226 stated that access to the loading dock would be severely restricted as well as most of the parking if the vacation is granted. The existing lot is 30 feet wide, if this is cut down to 15 feet, there would be enough room for two cars to park and no access to the loading dock.

Debra Holston asked if there is access to the loading dock now when cars are parked on the site. Mr. DeJong responded that there is access to the loading dock and parking at the same time.

Kees DeJong, 762 Betula Avenue, 45229 citing a drawing provided by the Jacobs Company shared two options with the Planning Commission, one option would allow the parking of seven cars and the other would require air rights and no parking would be lost.

Joyce Smith, 1374 Avon Place, 45225 stated that she works second shift is very concerned about walking home at two in the morning from Spring Grove Avenue.

Walter Kling, 1373 Avon Place, 45225 stated that he is concerned about the parking and safety issues.

David Eyrich, 2900 Chemed Drive, 45202, represents Jack McDonald, owner of the B.J. Jacobs Company, a union shop contractor that has been there since 1922. Mr. Eyrich stated that there are approximately 130 employees. Mr. Eyrich stated that Mr. McDonald petitioned the city two and one-half years ago to purchase the street in order to expand the business. Mr. Eyrich stated that at one time Mr. McDonald offered to give a permanent easement to Mr. DeJung but the Engineering Department objected because of the DeJung's objection. The proposal was for the building to go to the middle of the street. With the footer required for the wall and the building, the wall of the building would be back about four feet from the middle of the street which would leave about 11 feet for Mr. Donald and 19 feet on the DeJungs. The improvements proposed will go all the way to Hopple Street.

Caleb Faux asked why the building needs to be located where it is proposed. Mr. McDonald responded because of the clearance needed for truck access.

Terry Hankner asked how the proposed improvements will improve the current situation for the Jacobs Company employees and if there could be an agreement to allow the neighbors to park on the Jacobs Company property. Mr. McDonald responded that the proposed improvements will provide an additional 20 parking spaces and that he would not have a problem with the neighbors parking on his property except that when he leaves at the end of the day the lot gets locked.

Mr. Mooney asked about emergency vehicle access to the HAZMAT company. Mr. McDonald responded Spring Grove Avenue because the building faces Spring Grove Avenue.

**Motion:** Ms. McCray moved approval of the vacation.

**Second:** Ms. Holston

**Vote:** Ayes: Hankner, Tarbell; Nays: Faux, Mooney, (4-2), motion carries.

## ADJOURNMENT

With no further business to consider, the meeting was adjourned.

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Margaret M. Moertl, Director  
Community Development & Planning

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Donald Mooney, Chairman  
City Planning Commission

Date:\_\_\_\_\_

Date:\_\_\_\_\_

